

# Conditional Use Analysis

July 22, 2009

## Application

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C-21-2009

Hugo Ponce, Auto Mechanic Shop

2169 Alexander Street

Manufacturing (M) zone, 1.12 acres

Staff Presentation by Hannah Thiel, Planner II

## Background

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Hugo Ponce is requesting a conditional use approval for an auto mechanic shop located at 2169 Alexander Street (2157 Alexander Street is the address of the bay for lease). The subject property is currently a manufacturing use. Auto related uses are processed as a conditional use in the 'M' or manufacturing zone. This property occupies 1.12 acres of land. The General Plan designates this property as manufacturing.

The applicant has noted in the attached letter that his business would be open from 9 a.m. until 9 p.m. with no employees but himself. Currently, there is no proposal for signage for the business. The West Valley City sign ordinance allows a maximum 15% of the front building elevation to be used for a wall sign and a maximum of 5% of the side and rear elevations be used for wall signage. There are no monument or pole signs on site and none are currently proposed.

This property is currently no longer striped for parking stalls and should be restriped after all current potholes are repaired. The Public Works Department has indicated that they would most likely not require a Storm Water Management Plan to resurface the property with asphalt or concrete at this time. Three parking spaces are required for the business to meet the City Ordinances.

The landscape next to this unit in the back of the site has not been maintained. Staff would recommend clearing out the weeds from the property and installing a 5 foot wide landscape area along the south (rear) side of the property.

The parcels on all sides of 2169 W Alexander St are zoned 'M' and are designated manufacturing under the General Plan. As the surrounding uses are zoned manufacturing, and the proposed use is at the rear of the property adjacent to the UPS facility, staff does not see this use adversely affecting neighbors or neighboring zones.

## Recommendations/ Staff Alternatives

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- I. **Approval subject to any issues raised at the public hearing as well as the following conditions:**
  1. That a minimum of a 5' landscaping area be installed along the rear (south) property line after weeds are removed from the site.

2. That the applicant submit a building permit application for any new sign, and that the sign meet all regulations for signs contained in Title 11 of the West Valley City Code and be reviewed and approved by West Valley City, prior to obtaining a business license.
3. That the applicant acquire all necessary permits for any building or alterations to the building through Building Inspections, and the Fire Department prior to obtaining a business license.
4. That the applicant meet all requirements and acquire all necessary permits for the Engineering Department, in particular, for site drainage and storm water management.
5. That any future parking spaces striped on the property are striped in accordance to West Valley City ordinances and that an accurate and scaled site plan is submitted prior to installation, indicating exactly where and how many spaces are added, modified, or removed.
6. That all cars shall be parked on hard surfacing (asphalt or concrete) and shall not be parked in any landscape area or any area not designated for parking, per the West Valley City Parking Ordinance.
7. That a valid West Valley City Business License be reviewed and approved prior to any business activity.
8. That the Planning Commission reviews this application upon receipt of valid unresolved complaints.

## **II. Continuance, for resolution of any issues that may arise at the public hearing.**

### **Attachments**

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- Letter from Applicant
- Aerial
- Pictures
- Vicinity Map